

01536 483400

eddisons.com

INDUSTRIAL – WAREHOUSE - TRADE

Eddisons

Incorporating Budworth Hardcastle



25 BATH LANE, LEICESTER, LE3 5BF

Rent: £14,500 per annum exclusive

Size: 1,359 sq ft (126.25 sq m)

- Fully refurbished unit.
- Established central city location.
- Parking and loading to the front.
- Immediately available.

LOCATION

Bath Lane is located immediately to the east of Leicester city centre. Access is via Welles St a road off the slip Rd from St Nicholas's Circle onto the ring Rd, Vaughan Way .

DESCRIPTION

The unit is a portal framed building with brick and inner blockwork walls. It is part of a semi detached structure with a mono pitched roof (4.38m min - 6.17m max height). Internally it offers clear space, access via a concertina loading door (3.75m width). To the right of the loading door is an office. To the left is a lobby area leading to wc's (M + F) and kitchen room. Single phase electricity, a floor mounted gas warm air heater and LED lighting are within the unit.

Externally there is a central forecourt (serving two other industrial units). No.2 allocated car spaces will be provided in locations agreed by the landlord.

SERVICES

All mains services are supplied including electricity, water and gas.

Eddisons have not tested any of the incoming services and interested parties should satisfy themselves in this regard.

ACCOMMODATION

The accommodation has been measured on a gross internal area (GIA) basis as follows:

1,359 sq.ft. (126.26 sqm)

RENT

£14,500 pa exclusive of VAT.

VAT

VAT is charged on any rent or insurance costs relating to the property.

PLANNING

We understand the property has planning for B1, B2 and B8 uses.

RATES

The property has been re-assessed and shows on the VOA register as having a rateable value of £9,500.

TENURE

The property is available on a new lease.

ANTI-MONEY LAUNDERING

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

LEGAL COSTS

Each party to bear their own legal costs in relation to the preparation and stamping of lease and counterpart.

EPC

the EPC rating is E/125.

VIEWING

Viewing to be arranged via sole agents Eddisons:

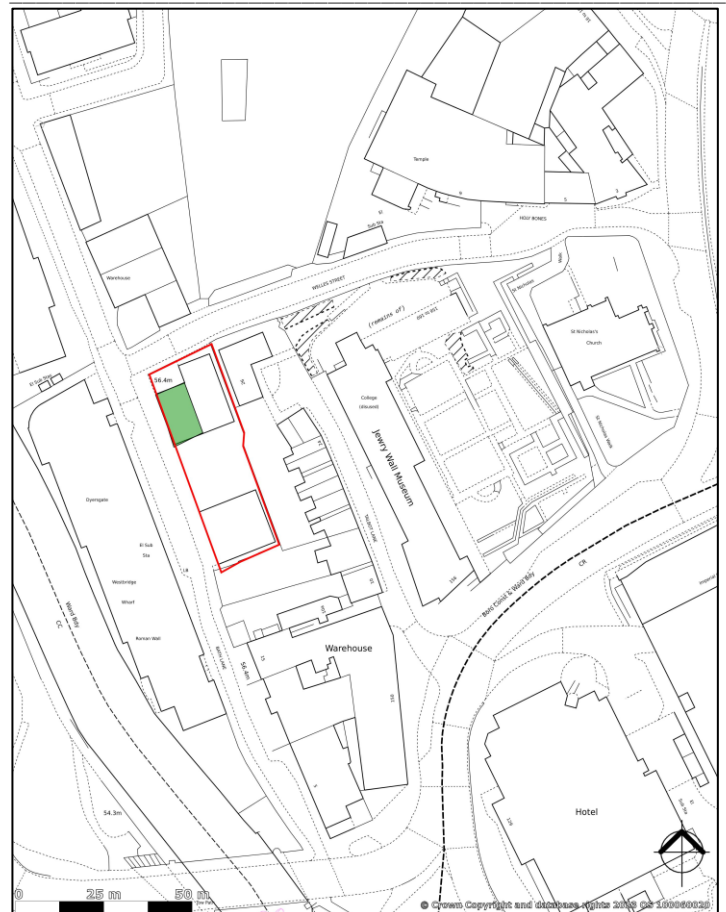
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Philip.Arnold@eddisons.com



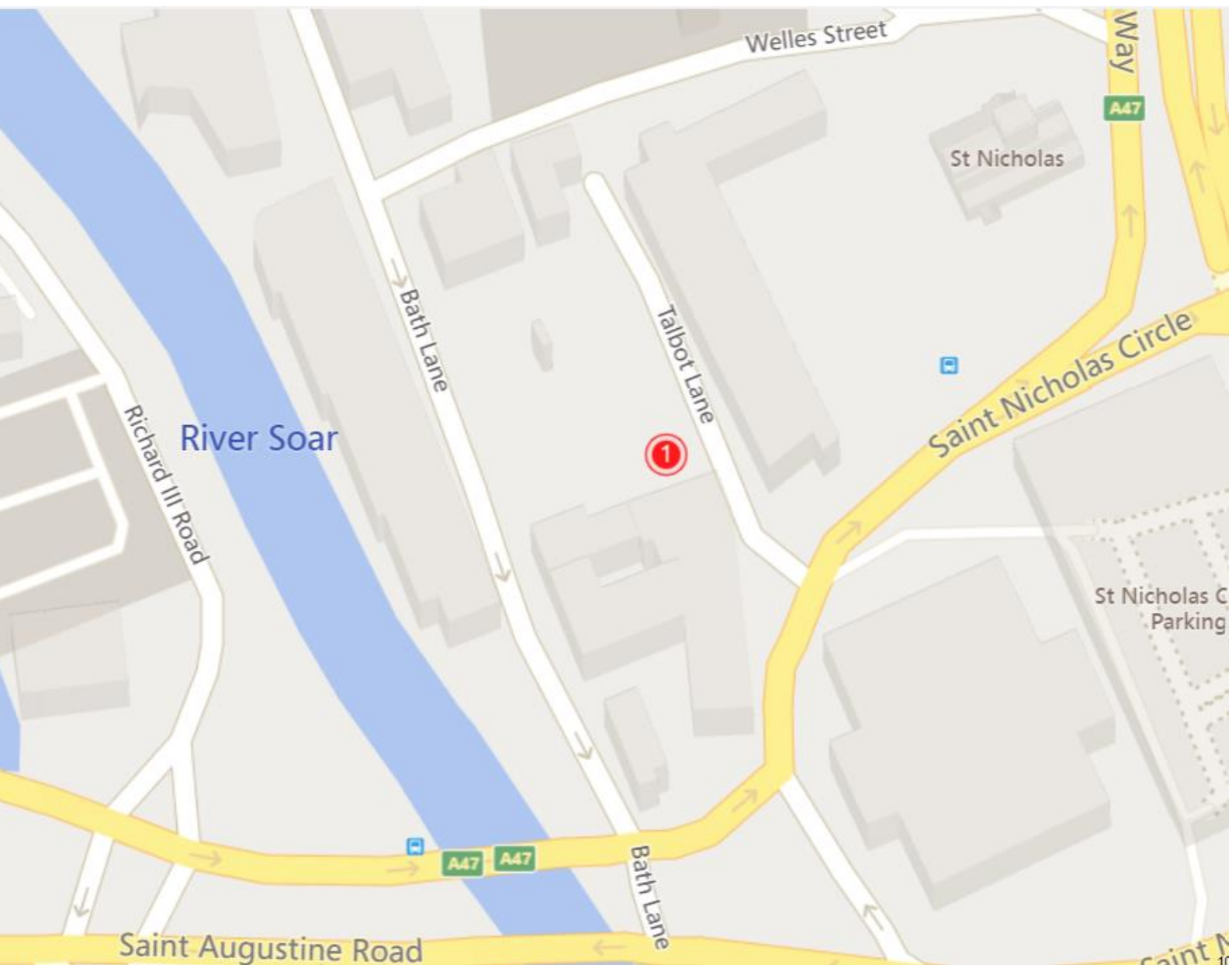
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Important Information

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